

Investment Opportunity | For Sale

140 Edison Avenue, Schenectady NY 12305

CBRE Upstate NY
PART OF THE AFFILIATE NETWORK

Industrial, 100% Leased, Credit Tenant

140 Edison Ave features a newly renovated warehouse and gated property with a pole barn and storage yard. The seller built the building for their own use and occupied it until recently when they relocated and leased the building to Motion Industries, Inc. Motion services corporate clients in the immediate vicinity so this location is anticipated to serve their long-term need in this market.

Tax IDs	49.23-1-1.1; 1.2
Zoning	M-1 Light Manufacturing and Warehousing
Utilities	Municipal water and sewer
RSF	±10,000 SF plus pole barn
IOS	Large, fenced yard

For Sale at \$1,338,000

[Click HERE to View Detailed Offering Memorandum](#)

NNN | 5 Years | 7.1% Cap Rate



Contact Us

Laurie Tylanda, SIOR

Capital Markets

Licensed Associate Real Estate Broker

+1 518 429 6175

Laurie.Tylanda@cbre-albany.com

CBRE Upstate NY

210 Washington Avenue Ext.

Albany, NY 12203

+1 518 452 2700

www.cbre.com/Albany

140 Edison Avenue

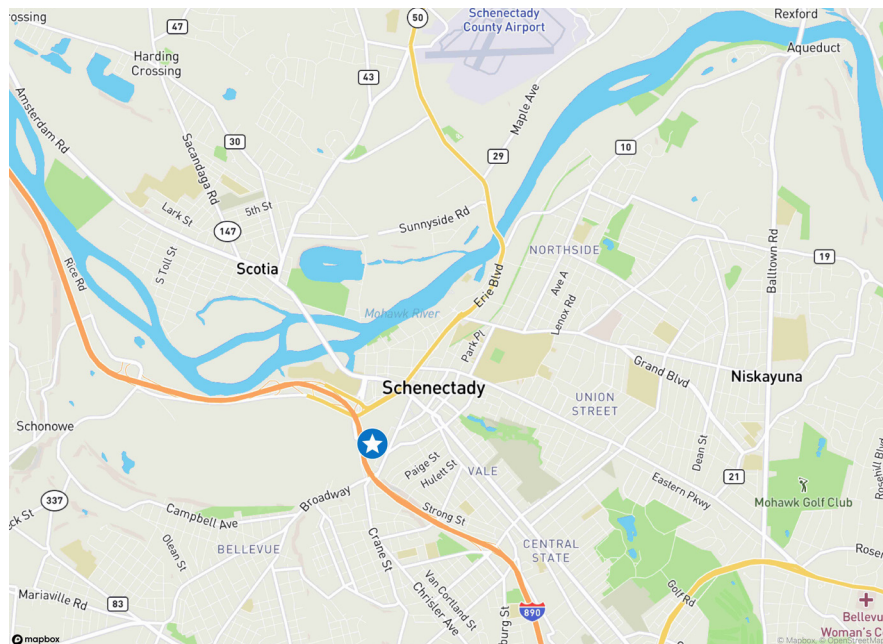
Schenectady | New York 12305

Industrial Investment Opportunity

- + ±0.93 acre site
- + Two (2) 12'x10' overhead doors
- + IOS Large, fenced yard
- + Power: 3 phase/250 amp/208/120 volts
- + Ceiling height: clear height up to ±22'
- + Built in 2006
- + [Also for sale is 131 \(aka 145\) Edison Avenue, a 100% leased ±19,000 SF warehouse facility](#)

Directions

- + Located: [North side of Edison Avenue, just off I-890](#)



© 2026 CBRE Upstate NY, part of the CBRE Affiliate Network. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE Upstate NY and the CBRE Upstate NY logo are service marks of CBRE Upstate NY. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE Upstate NY. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

www.CBRE-AlbanyProperties.com

For Sale



CBRE Upstate NY
PART OF THE AFFILIATE NETWORK